Doc. # 5595
ADOPTED

MEMORANDUM AUGUST 16, 1993

TO: BOSTON REDEVELOPMENT AUTHORITY AND
PAUL L. BARRETT, DIRECTOR

FROM: BEVERLEY JOHNSON, ASSISTANT DIRECTOR
FOR INSTITUTIONAL PLANNING AND DEVELOPMENT
DENNIS CALLAHAN, PROJECT MANAGER

SUBJECT: SAINT ELIZABETH'S HOSPITAL AND SAINT ELIZABETH'S HOSPITAL FOUNDATION INSTITUTIONAL MASTER PLAN AMENDMENT

EXECUTIVE SUMMARY:

THIS PROJECT WAS TAKEN UNDER ADVISEMENT BY THE BOARD AT THE JULY 28, 1993 MEETING. THIS MEMORANDUM REQUESTS THAT THE BOSTON REDEVELOPMENT AUTHORITY APPROVE AN INSTITUTIONAL MASTER PLAN AMENDMENT TO THE SAINT ELIZABETH'S HOSPITAL AND SAINT ELIZABETH'S HOSPITAL FOUNDATION MASTER PLAN. THE MASTER PLAN AMENDMENT REQUESTS THAT THE HOSPITAL BE ALLOWED TO PROCEED WITH THE CONSTRUCTION OF A 25,000 SQUARE FOOT UNDERGROUND LABORATORY

INTRODUCTION

On July 28, 1993, the Boston Redevelopment Authority held a public hearing concerning an Institutional Master Plan Amendment to the St. Elizabeth's Hospital and St. Elizabeth's Hospital Foundation Master Plans. The Master Plan Amendment requests that the Hospital be allowed to proceed with the construction of a 25,000 square foot underground laboratory. At the conclusion of the hearing, the Authority voted to take the proposed project under advisement on the basis that the Hospital shall provide a report to the Authority at the August 16, 1993 Board meeting which specifies the following: (1) the scope of the public awareness outreach program within the Allston-Brighton community to solicit interest in the St. Elizabeth's School of Nursing, (2) the number of Allston-Brighton residents who have applied for scholarships to the St. Elizabeth's School of Nursing and the number who have received scholarships, (3) the establishment of a Scholarship Selection Committee made up of educators and community residents to work with St. Elizabeth's to select scholarship recipients, (4) the scheduling of the Phase I landscape improvements, and a written commitment to execute a contract for such improvements by September 15, (5) a commitment to appoint an

Allston-Brighton resident to the Board of Trustees, (6) a commitment in writing that the hospital has no intention to build above the proposed underground laboratories through the year 2005.

On August 11, 1993, the Hospital administration met with the St. Elizabeth Task Force to outline the progress of the Authority's request for a community benefits report. Sufficient agreement was reached at this meeting to confirm that the outstanding issues can be resolved. The Hospital administration will address and present to the Authority a report on these issues.

HISTORY

St. Elizabeth's Hospital Master Plan

St. Elizabeth's Hospital (SEH) is located on approximately 13 acres of land in Brighton, bounded by Cambridge Street, Washington Street, Nevins Street, and Warren Street. The Hospital has been in operation at this location for more than 75 years and presently employs 2,300 employees, of which 1,025 reside in Boston, of which 616 reside in Allston-Brighton. The total gross floor area of the SEH campus is 786,495 square feet. The Master Plan for St. Elizabeth's Hospital was initially prepared in 1987, with updates in October 1988 and March 1990 and the latest in October of 1992.

The March 1990 Master Plan defined several projects which involved the demolition, new construction, and renovation of the Hospital's facilities. The most significant project was the relocation of St. Margaret's Hospital for Woman (SMHW) from its Dorchester site to the SEH campus. This project is currently finishing construction and will consist of approximately 85,000 square feet of patient care facilities, primarily for obstetrical and maternity services. Other projects identified in the 1990 Master Plan included minor alterations to the Cardinal Medieros Pavilion to facilitate an entryway for mobile Magnetic Resonance Imaging (MRI) and Lithotripter units, completion of construction of a 53,000 square foot Medical Office Building, construction of an Energy Recovery Facility, major interior renovations to the Cardinal Cushing Pavilion and proposed development of a day care center for up to 42 children of SEH employees on the first floor of Our Lady's Hall.

St. Elizabeth's Hospital Foundation Master Plan

The St. Elizabeth's Hospital Foundation (Foundation) owns and operates 14½ acres of property adjacent to the SEH campus. The St. Elizabeth's Hospital Foundation was formed in 1980 to support St. Elizabeth's Hospital with non-patient care services and is the setting for charitable, educational and health care resources benefitting its neighbor St. Elizabeth's Hospital. A substantial portion of the Foundation property is open space, although there are four buildings on the site. The Master Plan Update for the Foundation property was originally prepared in 1988. An update was submitted on March 12, 1990 and October of 1992.

St. Elizabeth's Master Plan Update 1992

The Master Plan Update identified the Cardinal Cushing Pavilion and the Mother Mary Rose Clinic Building as buildings slated for extensive interior renovations. The Rosemary Quinn building was identified as a building that might require extensive renovation or future replacement due to its physical condition and cost of updating. The proposed underground laboratories will replace the Quinn Building and another existing and outdated building, the Service Building.

The St. Elizabeth Hospital Foundation Master Update 1992, identified no new major development projects,and expressly committed that the Foundation has no present or future plans to develop the St. Gabriel Monastery property.

COMMUNITY BENEFITS ACCRUED AS A RESULT OF THE MASTER PLAN UPDATES

The 1992 Master Plan Update called for significant public benefits which the Hospital values at $3,186,000. St. Elizabeth's is presently in the process of implementing these community benefits.

A summary follows:

- Continuation of and expansion of the renal dialysis program. An investment of $70,000 in new equipment to meet the growing needs of the renal dialysis program. In July-August 1993 the Hospital will commence construction in the vacated St. Elizabeth's Ob-Gyn unit to relocate, expand and upgrade the renal dialysis program. It is expected that the number of new patients served will increase by fifty percent. The Hospital's financial commitment to this program for 1993 is valued at $2,370,000.

- The Hospital is committed to expanding and enhancing the Cardiac Rehab program and will coordinate these efforts with Cardinal Cushing Hospital and Caritas Christi to increase public awareness of the program and to target the hospital's outreach efforts to the Allston-Brighton community. This effort will involve expanding the existing staff, purchasing new equipment, producing an educational/community brochure to promote the accessibility of the existing program to Allston-Brighton residents, and organizing and opening up community participation in the Annual Cardiac Rehab Walk. The Hospital's commitment to this program for 1993 is valued at $100,000.

- Continuation and expansion of the Physician Home Care Program for Allston-Brighton residents. This expansion will involve identifying new Allston-Brighton patients for the program, identifying and running additional free health screening (mammography and prostrate cancer screening, etc.) for community residents, and production and distribution of an informational brochure to heighten community awareness of and participation in these programs. The Hospital's

financial commitment to this program for 1993 is valued at $75,000.

- Expanded Outpatient Psychiatric Care program, particularly for Allston-Brighton residents.

- Selection of a Allston-Brighton resident as a member of the St. Elizabeth's Hospital Board of Trustees.

- That St. Elizabeth's establish a public awareness out-reach program within the Allston-Brighton community to solicit interest in the St. Elizabeth's School of Nursing. This initiative will be incorporated within the School of Nursing's current bi-annual recruitment/job fair which targets local high schools. The Hospital shall report the results of these efforts to the Task Force and the BRA at the beginning of each nursing school semester.

- Establishment of nine (9) three year scholarships dedicated to qualified Allston-Brighton residents admitted to the St. Elizabeth's School of Nursing. These scholarships will begin with three (3) full scholarships for the next entering class in 1993, with an increase to six (6) full scholarships in 1994 and nine (9) full scholarships in 1995.

- The hospital is committed to working with the community in the development and implementation of a major three year landscaping program on the hospital campus. The Hospital's financial commitment to this program is $85,000 ($35,000 the first year, and $25,000 for the remaining two years).

- That at the conclusion of the initial landscaping program as stated above, the hospital will continue to work with the Task Force and BRA staff to undertake future landscaping improvements.

- A pledge and concerted effort, including the implementation of bi-weekly meetings with contractors and sub-contractors, to hire Allston-Brighton residents for work on the present St Margaret's Hospital relocation project.

- A pledge that the hospital will continue to hire Allston-Brighton residents for future construction related projects and in particular for the renovations of the Cardinal Cushing Pavilion, the Mother Mary Rose Clinic, and the Rosemary Quinn building.

- A pledge that specific language shall be inserted in contractual obligations with future contractors that at least 50% of union employees hired will be residents of Allston- Brighton.

- A commitment to work with the community to participate in an annual job fair geared to Allston-Brighton residents to enhance the opportunity for permanent employment at the hospital. The Hospital's financial commitment to this program

is valued at $10,000-$15,000 per year through 1995.

- Participation in ProTech, a four year school-to-work program in which the high school, the employer, and the community college share the responsibility for educating students. Upon completion of the ProTech experience, students will be equipped with the professional credentials necessary to enter the technologically demanding health care workforce of the 1990's. The Hospital's financial commitment to this program is $70,000 per year for the next four years.

- The continuation of the Hospital's commitment to Boston City Hospital and Boston neighborhood Health Centers which is valued at $161,000 for 1993.

- For the purposes of fostering good community relations and addressing issues which may arise, a commitment to meet with the Washington Heights Civic Association, the Washington Hills Association, the Brighton Allston Improvement Association, and other interested civic groups a minimum of eleven times per year.

ON GOING ANNUAL COMMITMENTS TO THE ALLSTON-BRIGHTON COMMUNITY

The Hospital currently participates in various neighborhood programs which benefit the Allston-Brighton community. The Hospital values these services at $4,662,000 per year.

- Annual cash and services contribution to the Joseph Smith Neighborhood Health Center in Allston. The Hospital's financial commitment is $110,000 per year.

- Annual contribution to the Indo-Chinese Psychiatry Clinic at St. Elizabeth's serving recent Vietnamese immigrants living in Allston-Brighton. The Hospital's financial commitment is $252,000 per year.

- Free care to Allston-Brighton residents valued at $2,300,000 for 1991.

- Support for St. Gabriel's Parish, valued at $50,000 per year.

MASTER PLAN AMENDMENT

The Hospital and Foundation have submitted a Master Plan Amendment pursuant to Article 51-34 (3) whereby the Hospital is proposing to construct a $10 million, 25,000 square foot underground laboratory. This underground laboratory will be sited where two older and antiquated buildings exist and which have a combined total of approximately 42,000 square feet of space. The purpose of the proposed project is to replace existing laboratories which are currently interspersed throughout the campus of the Hospital. The new construction will allow a consolidation underground close to patient treatment areas of the main Hospital. In such a manner, laboratory communication with patient areas will be streamlined and the mission of the Hospital to provide appropriate facilities for patient care will be enhanced. Services to be

provided within the new laboratory space will include a Blood Bank, Hematology, Microbiology, Chemistry, Cytology, Histology, Anatomical and Molecular labs and a Pharmacy. The estimated completion date is fifteen months after commencement. It is estimated that the Proposed Project will create eighty-five (85) construction jobs.

COMMUNITY REVIEW OF ST. ELIZABETH'S HOSPITAL AND ST. ELIZABETH'S HOSPITAL FOUNDATION MASTER PLAN UPDATES

The proposed Institutional Master Plan Amendment for SEH and the Foundation has undergone a public review process including meetings of a community Task Force, consisting of representatives of the Brighton Allston Improvement Association, the Washington Heights Civic Association, the Washington Hills Association, the Hospital, the Mayor's Office of Neighborhood Services and the Authority.

The Hospital has made a commitment to meet regularly with Task Force members and other interested residents of the Allston-Brighton community to ensure that the community is informed on a biweekly basis of the progress of the Proposed Project and the community benefits progress made in terms of reaching those goals set forth in the 1992 Master Plan Update.

An Appropriate Vote follows:

VOTED: That the Boston Redevelopment Authority, in accordance with Article 51 of the Boston Zoning Code, approves the Institutional Master Plan Amendment for St. Elizabeth's Hospital and St. Elizabeth's Foundation 736 Cambridge Street, Brighton; and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission to approve the amended Institutional Master Plan for St. Elizabeth's Hospital and to establish the St. Elizabeth's Hospital Institutional Master Plan Area described in that Institutional Master Plan as a map amendment to the Boston Zoning Code; and further

VOTED: That the Authority hereby authorizes the Director to petition the Zoning Commission to approve the amended Institutional Master Plan for St. Elizabeth's Hospital Foundation and to establish the St. Elizabeth's Hospital Foundation Institutional Master Plan Area described in that Institutional Master Plan as a map amendment to the Boston Zoning Code.

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EDWARD R. ZAVAL

August 13, 1993

HAND DELIVERY

Beverly Johnson
Boston Redevelopment Authority
new City Hall 9th Floor
Boston, MA 02201

Dear Beverly:

As you know, the meeting with the community groups went quite well Wednesday evening. There was one issue that arose as a result of the change in the nursing program from a three year program to a two year program. Some community members felt that since the school had adopted a two year program that the scholarships should be increased. In reading the October 22, 1992 letter agreement, that particular position cannot be supported. I don't believe, since the agreement calls for three scholarships in fiscal year 1993, three in 1994, and three in 1995, without reference to the length of program, that a change in length of program affects the Medical Center's commitment.

Regardless of that position, and after discussions with some of the officials at the School of Nursing, we would like to propose, in the spirit of cooperation, that four scholarships be given out for the 1993-1994 school year, that five be given out for the 1994-1995 school year, and that four be given out for the 1995-1996 school year. If my math is correct, three three year scholarships for a three year program add up to a total of twenty-seven (27) years of scholarships. The new proposal adds up to twenty-six (26) years of scholarships. Although this is being proposed, I must advise that final approval has not as yet been obtained for this commitment since the officials responsible for such a decision are away on vacation.

We would also like to supplement the responses to the BRA as to Question No. 3 and apprise the Authority and the community that the new task force to be set up with regard to the scholarship program will include a principal from a local school. Finally, I have been requested to re-issue my letter of July 27,

1993 as to the potential of a building above the underground laboratories. I enclose the same despite the fact that when I was at the Board on the 28th of July and offered to re-submit, I was told that it was not necessary and that the appropriate sentence was stricken from my originally submitted letter.

I trust that the above comments are responsive to the concerns raised last night and that this matter can now move forward expeditiously. Of course, if you have any questions whatsoever, please do not hesitate to call me. Thanks.

Very truly yours,

Charles J. Speleotis

CJS:me
Enclosure
cc: Manuel Davis
Peter Saltonstall

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July 27, 1993

HAND DELIVERY

Beverly Johnson
Boston Redevelopment Authority
New City Hall 9th Floor
Boston, MA 02201

Re: St. Elizabeth's Master Plan

Dear Beverly:

We had a meeting yesterday at St. Elizabeth's as concerns the BRA Board Agenda Item for St. Elizabeth's Medical Center scheduled for July 29, 1993. We went over all of the information that has been submitted with regard to the construction of the underground laboratories and collateral issues associated therewith and we believe that the only matter which hasn't been fully covered by a definitive response is what kind of commitment the Medical Center is willing to make as concerns a potential structure above the underground laboratories.

We have repeatedly told the Community Groups that the laboratories would have foundations and footings to support an above ground structure but that the Center had no present plans for any structure thereon. As has been explained, the Medical Center has constructed additional footings and foundations for above ground facilities even when the Medical Center doesn't have present plans for the construction of such improvements. This course of action has been generally pursued because of the nature and ever changing technology associated with medical services. For example, the Seton Building and St. Margaret's buildings have such underground structural elements.

Accordingly, we would like to inform the BRA and the relevant Community Groups that St. Elizabeth's Medical Center has no intention to propose any building above the underground

laboratories prior to January 1, 2005. I trust that the above explanation sufficiently responds to your latest inquiries, but if you have further questions, please call. Thanks.

St. Elizabeth's Medical Center

By: _____
Charles J. Speleotis
Its Attorney

cc: Manuel Davis
Peter Saltonstall